

Dear Members of the Ocean Point Colony Trust,

I hope this letter finds you and your family doing well and that you are all safe. I have delayed sending the spring letter in hopes of gaining some clarity as to how Ocean Point could open this summer for casino activities in the face of the Covid-19 pandemic. The State of Maine recently announced its staged approach to reopening the State's economy. You can find details of Governor Mills' plan at <https://www.maine.gov/covid19/restartingmaine>. The OPCT will be following these guidelines as far as our activities and social events are concerned. The situation is extremely fluid, and we will adjust our summer activities schedule as Maine moves forward with its reopening. Our approach is simple; do what is best for the health and safety of our members and follow the guidelines set forth by our elected officials.

Casino Project Update

For the last seven weeks, my family and I have been working and attending college remotely while sheltering at our cottage on Ocean View Place. It has been a blessing to have Ocean Point as a sanctuary from our home in Boston, one of the cities hit hard by Covid-19. I have been actively engaged with the casino project since my arrival. Paul Taylor, Building Chair, and I meet or talk daily, dealing with the myriad of decisions that confront us as we push the project forward. Paul has taken an active role, participating or taking on projects around the job site that would have typically required sub-contractors. His work has saved the project significant dollars and helped immensely to keep the project on budget. Thank You, Paul! He has also had the support of our architect, Patrick McGranaghan, and Vice President Matt Lindley. They, at a minimum, participate in weekly conference calls with Paul and me to review the upcoming schedule. Link Brown and Pete Ripley often stop by the site to lend their counsel and support. A special thanks to Pat and Kip Farrin for the fantastic job on the retaining wall along High Street. Thanks again to John Wagner for donating the granite for the wall. Thank you, Will Bertrand, for the cable rough-in for our security system. These Ocean Pointers and many others are why this project is going to be a success.

As of May 1st, the project stands in a great place. We are planning to open for the summer season and very close to the budget. Just a few short weeks ago, that would have been a hard statement to make; however, the work has kicked into gear. We also did not have to shut down the site as a result of the pandemic. Continuing with the construction was seriously in question as Covid-19 was hitting Maine. Steve Malcolm, President of Knickerbocker Group, and I were in communication, preparing for what appeared to be an inevitable shut down. We got fortunate, the work continued with appropriate social distancing and other safety precautions.

Here is an update on the project:

Completed Items

Roof

Wrap-around porch

Rough-in for electrical and plumbing

Retaining wall

Security camera system rough-in

Interior framing

Exterior drainage work

Septic system and town water hook up

In Progress

Insulation reading room, bath, and AD office

Installations of shiplap and nickel gap pine for the interior walls

Tennis court construction

Painting and staining

Scheduled

Trim and railing work

Shingling of exterior

Doors and cabinets

Pavers for walkways

Paving for parking

Kitchen and bath finish work

Interior flooring

Softball field backstop

The project has turned the corner, and our new facilities will be waiting for us to enjoy this summer. Please visit the gallery on the [Ocean Point web site](#) for the latest pictures of the project.

Casino Project Finances

Paul Taylor has done a fantastic job keeping a tight accounting over the cost and invoicing of the work. The Finance Committee has been working to collect a small number of outstanding pledge

commitments from our community. I am personally putting out an appeal to those who have made pledges. If you can complete your obligations as soon as possible, that would be sincerely appreciated. Every dollar we don't collect in pledges will be taken from a loan at Bath Savings. We need every pledged dollar fulfilled. It's simple, the bills for the project are coming due, it's time to make good on your obligation. I want to thank again everyone who donated their time, treasure, and resources to this project. It has been an Ocean Point community effort.

Membership Dues

The donation for membership has held steady for over ten years at \$100 per individual and \$200 family. It has been increasingly apparent that this level of contribution was untenable, and we could not operate the Trust at this level of membership contribution. Our operating costs have increased over time. While inflation has been benign, the cost of goods and services has increased. The OPCT Board met in January and voted unanimously to increase the membership dues modestly. Considering the pandemic, we met to review the dues increase and discuss a path forward for activities this summer. We decided that we would maintain the increase. However, if an individual or family adversely impacted by the pandemic can't absorb the membership increase, we would honor payment of membership dues at the 2019 rate. Tennis dues, however, now called Racquet Sports, will be at the new price for 2020. Please see the Membership and Racquet Sports Fees for 2020 attached to this letter.

Summer Activities 2020

The Activities Committee has been working hard on a revised calendar of events to coincide with Governor Mills' directive for a staged reopening. To reiterate, the plan for activities this summer is to follow the State's guidelines. We will try to offer those events and activities to coincide with the guidelines, modify when appropriate and cancel or reschedule as necessary. The Board, Activities Committee, and our volunteers will do all they can to offer a summer of fun events. Andy Smith will be returning as the Athletic Director. We welcome back Andy and his wife Nancy; they will be busy this summer, managing the new casino and the activities schedule.

We all have much to be thankful for as the summer approaches. Ocean Point is starting to buzz as summer residents begin to arrive and open their cottages. While this summer may be different, we can always count on Ocean Point to be a world away from the daily grind. A Board member said to me after our recent meeting, 'Think about it; our grandchildren will look back on this generation of Ocean Pointers as ones who not only survived the Covid-19 pandemic but built and opened a new casino.'

I look forward to seeing you all soon, socially distanced, at Ocean Point.

Kind Regards,

Mike Anderson, President, Ocean Point Colony Trust